



GSA

ONCE IN A GENERATION

"Portsmouth might be America's greatest small towns!" National Geographic
"One of America's Prettiest Towns" Forbes List

FOR SALE BY ONLINE AUCTION - 80 DANIEL STREET, PORTSMOUTH, NH

Background and History

The property, located at 80 Daniel Street, offers a "once in a generation" opportunity to own one of the most prominent building and one of the only redevelopment sites available in Portsmouth's Downtown Historic District. The district is lined with historic, classic buildings containing art galleries, highly rated restaurants and specialty shops. Settled in the early 1600's, the city that made Paul Revere famous, Portsmouth is now a flourishing historic seaport and popular summer tourist destination in Rockingham County, New Hampshire.

Located on the Piscataqua River bordering the state of Maine, of the city's area of 16.8 square miles 6.92% is comprised of Portsmouth's Berry's Brook, Sagamore Creek and the Piscataqua River, the boundary between New Hampshire and Maine. With 22,000 permanent residents, Portsmouth's character attracts a high rate of returning annual visitors as well as newcomers, enticed by its charm, its conveniences, and its commercial vitality.

Economic Driver

Portsmouth contributes significantly to the economy of New Hampshire. The Port of New Hampshire, located on the Piscataqua River on the Portsmouth side, is a Deep Port (33'-35' water depth), and container port operation. Portsmouth Naval Shipyard in Kittery (Maine) just across the Piscataqua River from Portsmouth, is a major overhaul and refueling facility for all classes of submarines and is one of only four U.S. Navy bases capable of housing nuclear submarines. It counts forward looking corporate employers like Liberty Mutual, John Hancock, Lonza Biologics, and Bottomline Technologies amongst its major private sector employers. Portsmouth is also home to three federally designated Foreign Trade Zones.

► *Improvements*

- 2.1 acre site improved with a 107,000 square foot office building constructed in 1967
- 135 parking spaces, with 44 indoor garage spaces and 91 outdoor spaces on a 2-tier lot

► *Property the subject of*

- Now being offered to the highest bidder 'as-is, where-is"
- Contributing building to Downtown Portsmouth's Historic District
- Potential for Federal Historic Tax Credits and local economic incentives

► *Zoning*

- Verification of the present zoning and determination of permitted uses, along with compliance of the Property for any proposed future use, shall be the responsibility of the Bidder.
- Bidders are directed to the City of Portsmouth, City Manager's office for any questions on zoning and entitlements.

ONLINE AUCTION BEGINS JUNE 20, 2023

Site Inspection By Appointment Only.

CONTACT:

John Dugan, GSA Project Manager
617.565.5700
john.dugan@gsa.gov

For Information, Visit: www.realestatesales.gov

Minimum Bid: \$5,000,000



Access and Transportation

Located within a highly developed regional transportation network and situated on Interstate 95, the city is crossed by, U.S. Route 1, U.S. Route 4, New Hampshire Route 1A, New Hampshire Route 16, and New Hampshire Route 33. Boston is 55 miles to the south, Portland, Maine, is 53 miles to the northeast, and Dover, New Hampshire, is 13 miles to the northwest. Memorial Bridge connects Route 1 between Portsmouth's downtown and Badgers Island in Kittery and is the eastern-most span over the River. A new Sarah Long Bridge, opened in 2018, often called the "middle" bridge, connects the Route 1 Bypass between Portsmouth and Kittery. Interstate 95 runs from Canada to Key West, Florida. The I-95 bridge is the western-most span over the Piscataqua River connecting Portsmouth and Kittery. The city is served by Pease International Airport (also an FTZ).

New Hampshire Tax Advantages

New Hampshire's tax structure is pro-actively business friendly. According to the City's Economic Development web site there is "no sales tax, no use tax, no income tax, no capital gains tax, no inventory tax and no higher assessment for commercial or industrial real estate." The property is of heightened public interest, with vocal support for the site's redevelopment and local economic incentives possible.

Education and Workforce

Portsmouth is served by three higher education campuses: Community College System of New Hampshire, Great Bay Community College, Franklin Pierce University, and Granite State College's Portsmouth campus. 61% of its workforce is described as college educated and technology savvy.

Portsmouth "Forward"

The Portsmouth 2025 Master Plan (2017) describes the city's goals to keep Portsmouth "Vibrant. Authentic. Diverse. Connected. Resilient." While tourism and visitor services account for 13% of local jobs, the plan cites incentive zoning overlays in the Downtown core, with new mixed-use investment conceivably leading future economic expansion downtown. An emergent entrepreneurial presence is highlighted as noteworthy, with a growing trend toward the development of incubator space and innovative place making.

Until recently, the City of Portsmouth had contemplated acquiring this property and has maintained a dedicated website rich with materials and information regarding the previous public process and redevelopment plan which was ultimately not pursued.

Natural and Cultural Resources

The arts alone contribute in excess of \$40M to the overall Portsmouth economy, and the plan highlights thriving arts organizations like Artspace, Portsmouth Arts Museum, Discover Portsmouth, and the Button Factory, while also alluding to the need for more affordable cultural space. A 2010 Comprehensive Recreation Needs Assessment Study focused on the preservation of outdoor recreation, public open space, and resiliency as desired outcomes.

International "Sister Cities"

Portsmouth's is a member of a unique network of international cultural exchange partners with sister cities in Agadir, Morocco; Carrick Fergus, Northern Ireland (UK); Kitase, Ghana; Nichinan, Japan; Perun, Estonia; Severodvinsk, Russia and friendly relations in Hungary and Italy, and namesake city Portsmouth, UK.



Minimum Bid: \$5,000,000